



To,

MahaRERA,
Bandra (East)
Mumbai.

FORMAT - A

(Circular No.: 28/2021)

LEGAL TITLE REPORT

Sub:	Report on Title in respect of Plot No. 62C, Sector- 30, in Village/ Site Kharghar, Navi Mumbai, admeasuring 1886.74 Square meters or thereabouts (hereinafter referred as " the said Plot ").
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M/S. PALACIO VENTURES (holding its PAN No. AARFP8310M), a Partnership Firm, having its registered Office at Room No. 17, 1st Floor, Sahakar Building, Station Road, Kurla (W), Mumbai – 400 070, has requested us to issue Legal Title Report in Format "A" in respect of the said Plot in compliance of the requisition of MAHA RERA.

Accordingly, we are, as per the requirement of MAHA RERA, issuing this Legal Title Report in **FORMAT "A"**.

1. **Description of the Property:**

Plot No. 62C, Sector- 30, in Village/ Site Kharghar, Navi Mumbai, admeasuring 1886.74 Square meters or thereabouts (hereinafter referred as "**the said Plot**") and which is more particularly described in the Schedule herein below:

SCHEDULE OF THE SAID PLOT REFERRED TO HEREIN

All that piece and parcel of land bearing Plot No. 62C, Sector- 30, in Village/ Site Kharghar, Navi Mumbai, admeasuring 1886.74 Square Meters or thereabouts and bounded as follows, that is to say:

On or toward the North by	–	35 Meters Wide Road
On or toward the South by	–	11 Meters Wide Road
On or toward the West by	–	Plot no. 62B
On or toward the East by	–	11 Meters Wide Road

2. Documents of the said Plot:

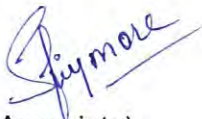
- i. Allotment Letter dated 27-04-2020.
- ii. Agreement to Lease dated 20-08- 2021.
- iii. 7/12 Extract or Property Card: Not Applicable.
- iv. Search Report dated 05-04-2022 for 2 (Two years) from the year 2021 to 2022.

The Report reflecting the flow of the title of **M/S. PALACIO VENTURES** is enclosed herewith as **FORMAT A**.

Subject to the observations made and the contents mentioned in the aforesaid documents relating to title of the said Plot and the Search Report dated 05-04-2022 issued by the Property Investigator Mr. Vinay Mankame in respect of the said Plot, we are of the opinion that the Leasehold title of **M/S. PALACIO VENTURES** in respect of the said Plot, subject to the terms mentioned in FORMAT A, is clear and marketable.

DATED THIS 30TH DAY OF MAY, 2022.

FOR HIMANSHU BHEDA AND ASSOCIATES



(Proprietor/ Associate)

Encl: as above

FORMAT – A
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FLOW OF THE TITLE OF THE SAID PLOT

1. 7/ 12 Extract / P.R. Card: Not Applicable.
2. Mutation Entry No. Not Applicable.
3. Search Report dated 05-04-2022 for 2 (Two years) from the year 2021 to 2022.

4. FLOW OF TITLE:

- a. It appears that the CIDCO Ltd. has, under Scheme “MM-I/05/2019-20” (hereinafter referred to as the said Scheme), invited tenders from various Developers & Builders in order to dispose off the land/s acquired by it or vested into it in accordance with the said Scheme.
- b. It appears that the CIDCO Ltd. has accepted the tender of M/S. PALACIO VENTURES as the highest bidder and accordingly, M/S. PALACIO VENTURES became eligible for allotment of a plot under the said Scheme.
- c. By an Allotment letter dated 27-04-2020, bearing ref. no. 24/1000498, the CIDCO Ltd. has allotted to M/S. PALACIO VENTURES a plot being Plot No. 62C, Sector- 30, in Village/ Site Kharghar, Navi Mumbai, admeasuring 1886.74 Square meters or thereabouts (hereinafter referred to as “the said Plot”), for Residential-cum-Commercial purpose, under the said Scheme “MM-I/05/2019-20” for the lease premium and on the terms and conditions as contained in the said Allotment Letter.
- d. Pursuant thereto, by an Agreement to Lease dated 20-08-2021 executed between CIDCO Ltd. and M/S. PALACIO VENTURES, the CIDCO Ltd. has granted in favour of M/S. PALACIO VENTURES a lease in respect of the said Plot, for such lease premium and upon such terms and conditions as mentioned in the said Agreement to Lease. The said Agreement to Lease is registered with the Sub-Registrar of Assurances under Serial No. 10233 of 2021 on 25-08-2021.

5. Any other relevant title document: None submitted/ reported by M/S. PALACIO VENTURES.

However, at the request of M/S. PALACIO VENTURES, we have taken search, through the Property Investigator, Mr. Vinay Mankame, in respect of the said Plot and the said Property Investigator has issued his Search Report dated 05-04-2022 in respect of the said Plot.

6. Litigation: It appears that M/S. PALACIO VENTURES had, due to the crises caused in the Lockdown, filed a Writ Petition (St) no. 92299 of 2020 before the High Court of

Judicature at Bombay, Civil Appellate Jurisdiction against CIDCO Ltd. & anr., seeking such reliefs and prayers as mentioned in the said Writ Petition. An Order dated 01-10-2020 was passed by the Hon'ble High Court (through Video Conferencing) directing the Managing Director of CIDCO Ltd. to decide whether M/S. PALACIO VENTURES (Petitioner therein) can be granted extension of time to make the payment for the lease instalments payable for the allotment of the said Plot. Pursuant thereto, the matter was brought before the Vice Chairman and Managing Director, CIDCO Ltd., whereby the Vice Chairman and Managing Director, vide an Order dated 04-12-2020, granted time extension to M/S. PALACIO VENTURES as is mentioned therein for the payment of the instalments without any delay payment charges (DPC) and upon such terms and conditions as are mentioned in the said Order.

7. The assumptions and qualifications on the basis of which we have issued our Legal Title Report in respect of the said Plot are as follows:

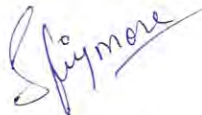
- (i) We have assumed that M/S. PALACIO VENTURES have paid the entire amount to CIDCO Ltd. towards the premium for the allotment of the said Plot and the said Plot has been legally transferred in favour of the present Lessees M/S. PALACIO VENTURES and all the required permissions, NOCs, sanctions from CIDCO Ltd. and other concerned Authorities have been legally received upon the payment of necessary charges payable in that regard and upon compliance of all statutory provisions of CIDCO Ltd. and the other concerned Authorities and the title of the erstwhile Lessees has been legally transferred and assigned as mentioned hereinabove;
- (ii) We have assumed that the Directions and Orders passed in Writ Petition (St) no. 92299 of 2020 are subsisting and no Appeal/s and/ or Revision/s has/have been filed by any of the disputing parties or the parties mentioned hereinabove. We have relied on the photocopies of the Directions and Orders passed in the said Writ Petition (St) no. 92299 of 2020 provided to us and we have not perused Petition, Written Statement, Appeal/ Application or pleadings in the aforesaid Writ Petition.
- (iii) We have relied on the photocopies of the documents forwarded by M/S. PALACIO VENTURES as per the aforesaid list of documents and we have not carried out independent investigation of title nor have we inspected any of the original title deeds.
- (iv) We have assumed that where relevant, all documents provided to us for the said Plot were duly executed with proper legal authority and hence the same are valid, subsisting and binding on each party thereto;
- (v) Save as aforesaid list of documents, no additional deeds or documents have been furnished to us by M/S. PALACIO VENTURES and our present Legal Title Report is solely based on the aforesaid documents forwarded by M/S. PALACIO VENTURES.



- (vi) The documents of Title including the said Allotment Letter dated 27-04-2020 and Agreement to Lease dated 20-08- 2021 in favour of M/S. PALACIO VENTURES and various Orders/NOCs executed/issued by CIDCO Ltd. and the other concerned Authorities, copies whereof are provided to us and the said Search Report issued by the Property Investigator Vinay Mankame by carrying out search at the concerned Office/s of the Sub-Registrar of Assurances are subject to the availability of the records being torn and mutilated. We, therefore, disclaim any responsibility for any consequence that may arise therefrom due to non-availability of the proper records or otherwise.
- (vii) Our understanding is based upon and is limited to the documents provided to us. Save and except the aforesaid Writ Petition (St) no. 92299 of 2020, there appeared no reference of any Suit or Writ Petition or Appeal or any pending Court proceedings, Order of any Court/ competent authority pertaining to the said Plot in the aforesaid documents provided to us or there exist no other relevant documents or information relating to the said Plot in the aforesaid documents provided to us that would impact our findings in this Report. Please note that any further variance of facts in law may cause a conforming change in our Report on Title;
- (viii) We have not conducted physical survey/ verification /inspection of the said Plot and hence we are am not commenting on the current status of the said Plot or the present occupant thereof;
- (ix) We have further assumed that the legal capacity of all natural persons are as they appear to be;
- (x) Our findings do not extend to any oral amendments of any term of the documents provided to us, which may be amended orally by the parties and substantiated by their conduct despite provisions in the documents to the contrary or to any Orders, observations, remarks passed by any competent Court or competent Authority either in the litigation mentioned hereinabove or in any other proceedings. This Report has been prepared relying solely upon the photocopies of the documents listed hereinabove in this Report and we have not inspected any originals thereof.

DATED THIS 30TH DAY OF MAY, 2022.

FOR HIMANSHU BHEDA AND ASSOCIATES



(Proprietor/ Associate)